

TOWNSHIP OF WALL

RESOLUTION NO. 22-0410

AUTHORIZATION TO DESIGNATE BLOCK 907 LOTS 1,5,10,11,12,22,23,25,26 AND 47; BLOCK 908 LOTS 2,3,4,5.01,6,7, AND 8; BLOCK 909 LOTS 1,6, AND 7; BLOCK 911, LOT 1,2,11,12,13 AND 26; BLOCK 912 LOTS 2 AND 4.02; BLOCK 930.01 LOTS 13,14, AND 15, ALSO KNOWN AS NEW JERSEY 33/34 AND ASBURY ROAD CORRIDORS, AS AN AREA IN NEED OF REDEVELOPMENT WITHOUT CONDEMNATION PURSUANT TO *N.J.S.A. 40A:12A-1 ET SEQ.*

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*, provides a mechanism to empower and assist local governments in efforts to promote programs of redevelopment; and,

WHEREAS, the Local Redevelopment and Housing Law sets forth a specific procedure for establishing an area in need of redevelopment; and,

WHEREAS, pursuant to *N.J.S.A. 40A:12A-6*, prior to the Township Committee making a determination as to whether the Study Area qualifies as an area in need of redevelopment, the Township Committee must authorize the Planning Board, by resolution, to undertake a preliminary investigation to determine whether the Study Area meets the criteria of an area in need of redevelopment without condemnation set forth in *N.J.S.A. 40A:12A-5*; and,

WHEREAS, the Township Committee on August 23, 2017 passed Resolution 17-0812 which authorized the Wall Township Planning Board to undertake a preliminary investigation to determine whether the real property referred to as "New Jersey 33/34 and Asbury Road Corridors" and more commonly known as Block 907 Lots 1,5,10,11,12,22,23,25,26 and 47; Block 908 Lots 2,3,4,5.01,6,7, and 8; Block 909 Lots 1,6, and 7; Block 911, Lots 1,2,11,12,13 and 26; Block 912 Lots 2 and 4.02; Block 930.01 Lots 13,14, and 15, on the Township of Wall Tax Map, inclusive of any and all streets, "paper" streets, private drives and right of ways (the "Study Area") may be an appropriate area for consideration for the program of redevelopment without condemnation; and,

WHEREAS, the Wall Township Planner, prepared and provided a Preliminary Investigation Report for Designation of Non-Condemnation Area in Need of Redevelopment Block 907 Lots 1,5,10,11,12,22,23,25,26 and 47; Block 908 Lots 2,3,4,5.01,6,7, and 8; Block 909 Lots 1,6, and 7; Block 911, Lots 1,2,11,12,13 and 26; Block 912 Lots 2 and 4.02; Block 930.01 Lots 13,14, and 15, which was reviewed by the Planning Board and was made available to the public; and,

WHEREAS, the Wall Township Planner in her Preliminary Investigation Report for Designation of Non-Condemnation Area in Need of Redevelopment Block 907 Lots 1,5,10,11,12,22,23,25,26 and 47; Block 908 Lots 2,3,4,5.01,6,7, and 8; Block 909 Lots 1,6, and 7; Block 911, Lots 1,2,11,12,13 and 26; Block 912 Lots 2 and 4.02; Block 930.01 Lots 13,14, and 15, determined that the subject area qualified as an area in need of redevelopment without condemnation pursuant to *N.J.S.A. 40A:12-1 et seq.*; and,

WHEREAS, as required by N.J.S.A. 40A:12-1 et seq. the Wall Township Planning Board conducted a public hearing on March 7, 2022 at the Wall Township Municipal Building to determine whether the Study Area should be designated as an area in need of redevelopment; and,

WHEREAS, on April 4, 2022 the Wall Township Planning Board determined by Resolution that the property consisting of Block 907 Lots 1,5,10,11,12,22,23,25,26 and 47; Block 908 Lots 2,3,4,5.01,6,7, and 8; Block 909 Lots 1,6, and 7; Block 911, Lots 1,2,11,12,13 and 26; Block 912 Lots 2 and 4.02; Block 930.01 Lots 13,14, and 15, may be designated by the Township of Wall as an area in need of redevelopment without condemnation; and,

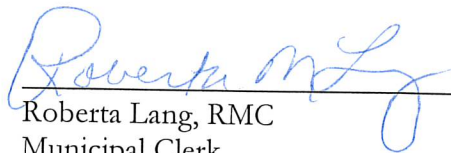
NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Wall hereby designates "New Jersey 33/34 and Asbury Road Corridors" more commonly known as Block 907 Lots 1,5,10,11,12,22,23,25,26 and 47; Block 908 Lots 2,3,4,5.01,6,7, and 8; Block 909 Lots 1,6, and 7; Block 911, Lots 1,2,11,12,13 and 26; Block 912 Lots 2 and 4.02; Block 930.01 Lots 13,14, and 15, on the Township of Wall Tax Map as an area in need of redevelopment without condemnation; and,

BE IT FURTHER RESOLVED that the Township's determination shall further authorize the municipality to use all those powers provided by the New Jersey Legislature for use in a redevelopment area, excluding the power of eminent domain (hereinafter referred to as "Condemnation Redevelopment Area"); and,

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the Township Clerk, Chief Financial Officer, Township Planning Board and Planning Board Secretary; and

BE IT FURTHER RESOLVED All Township officials including, but not limited to, the Mayor, Township Planner, and the Municipal Clerk, are hereby authorized and directed to take such ministerial actions as are necessary to effectuate the provisions of this resolution.

I, Roberta Lang, Municipal Clerk of the Township of Wall in the County of Monmouth and the State of New Jersey, do hereby certify that the foregoing is a correct and true copy of a resolution adopted by the Mayor and Committee of the Township of Wall in the County of Monmouth in the State of New Jersey at a meeting held on April 13, 2022.



Roberta Lang, RMC
Municipal Clerk